



Application for Land Development Permit

****Incomplete applications cannot be processed****

- ☐ Zoning Change ☐ Text Change ☐ Zoning Variance ☐ Planned Unit Development
☐ Conditional Use Permit ☐ Subdivision Plat ☐ Preliminary ☐ Final ☐ Amending

APPLICANT INFORMATION Check appropriate box(es)

Name: _____ E-Mail: _____
Address: _____ Fax #: _____
City: _____
State: _____ ZIP _____ Phone: _____

Applicant is ☐ Owner of property ☐ Agent for Owner ☐ Agent for Purchaser ☐ Purchaser ☐ City of Seabrook

If Applicant is acting on behalf of Owner in this application, Owners signature below authorizes this application.

Owner(s): _____ Signature: _____
Date: _____ Signature: _____

Owner(s) Mailing address(es): Phone #: _____
Name: _____ Name: _____
Address: _____ Address: _____
City: _____ City: _____
State: _____ Zip _____ State: _____ Zip _____

PROPERTY INFORMATION

Property Address: _____
Legal Description: Lot _____ Block _____
Addition _____
(You may attached Metes & Bounds description from your Deed if available)

Current Zoning Classification: _____ (Available from Building Department)
Current Use of Property: _____ (Be specific)
Number of existing Driveways: _____
General Dimensions of Property: Width: _____ Depth: _____ Land Area: _____ Sq. Feet: _____ Acres: _____
Adjoining Uses: North _____ South _____
East _____ West _____
Adjacent Streets: North _____ South _____
East _____ West _____

Is the property served with: City Water? ☐ Yes ☐ No City Sewer? ☐ Yes ☐ No

OWNER/AGENT AFFIDAVIT

I have read and understand this application. I have familiarized myself with the applicable regulations, ordinances, and procedures and submit this application and accompanying documentation for consideration by the Planning Commission, Board of Adjustment, or the City Council of the city. I certify that I am the legal owner or agent of the Owner and have written or other legal authority to make this application.

Signed: _____ Date: _____

**ALL FEES MUST BE PAID AT THE TIME APPLICATION IS SUBMITTED
FEES ARE NON-REFUNDABLE OR TRANSFERABLE**

SUBDIVISION PLAT

Subdivision Plat: Provide the following:

Proposed Name: _____ Total Acres _____
Total number of Lots: _____ Blocks: _____ Reserves: _____
Number of sections to be developed: _____
Name of Headright Survey in which the property is situated: _____
Abstract Number _____

Attach the following for:

ALL PLATS: To be submitted with Application.

- ☐ Letter of Transmittal of Plat
- ☐ Original (**RAISED**) Stamped Tax Certificates from both Galveston and Harris County Tax Appraisal Districts**
- ☐ Copy of **Original** Plat (**without amendments**)
- ☐ Original Title Certificate/Planning Letter no older than 30 days
- ☐ 1 copy of Plat (drawn to a minimum scale of 1" = 100", each sheet no larger than 24"x36")
- ☐ A digital copy – **On a Flash Drive or CD** (Adobe Acrobat – PDF Format)
- ☐ **Application Fee**
- ☐ **Required filing fees, as established by the county clerk's office, shall be paid by the applicant by separate corporate check or money order/cashiers check and shall be made payable to the county clerk. (Not required until time of filing)**

Please review the requirements in the City Subdivision Ordinance before submitting your Plat. Incomplete data will result in significant delays in processing.

**** Note: Original (Raised-Stamped) Tax Certificates (for all properties involved) from the Clear Creek I.S.D. Tax Office and Harris County Tax Assessor/Collector's Office are required by the Harris County Clerks Office for the recording of all plats.**

All notary stamps must be readable!



City of Seabrook
Community Development Department Fee Schedule
Ordinance No. 2017-11
Adopted: April 4, 2017

A. Community Development Fee Schedule

1.	Preliminary Plat Review	\$1,500
2.	Final Plat	\$1,500
3.	Short-form Plat	\$1,500
4.	Amended Plat	\$1,000
5.	Conditional Use Permit	\$1,000
6.	Board of Adjustment Request	\$ 500 per request

B. Zoning Change/Amendments

Note: Includes Zoning changes and Zoning Amendments applications where public hearing and legal notice is required.

1.	Zoning Change (Res. No. 2007-13)	\$ 750
2.	Planned Unit Development (PUD)	\$1,500

ZONING CHANGE REQUEST

Zoning Change request From: _____ To: _____

Reason for requested change in Zoning: (Please state your intended use and how it will be developed in accordance with the Comprehensive Master Plan of Seabrook.)

[illegible]

Applicant is requesting a: ☐ Zoning Variance ☐ Administrative Appeal

VARIANCE REQUEST

Variance Request: Refer to the City Zoning Ordinance Section 10.04.02 and state the exact, specific facts that provide grounds for the Appeal or Variance on the property. *Applicants may wish to consult with a qualified attorney as this procedure is a quasi-judicial hearing and has implications.*

Appeal of Decision of: _____ (Title of City Official)

Section of Ordinance(s) being appealed: _____

Grounds for Appeal: _____

Section of Ordinance for which a **Variance** is being requested: _____

As per City Code, Section 10.04.02, "the issuance of a variance may not be granted unless the board shall determine that the following criteria have been met. Please explain how the request variance meets each of the following criteria:

A. That special conditions and circumstances exist which are peculiar to the land, structure or building involved which are not applicable to other lands, structures or buildings in the same district.

B. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other property owners in the same district under the terms of this ordinance.

C. That the special conditions and circumstances do not result from the actions of the applicant.

D. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

E. That a literal enforcement of the provisions of this ordinance would result in unnecessary hardship.

CONDITIONAL USE PERMIT

Conditional Use Permit Request: Please specify the exact use proposed for the property and the hours of operation planned on the property.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery designed for writing. There is no handwriting or other markings on the page.

TEXT CHANGE REQUEST

Text Change Request: Please state the section of the ordinance for which you are requesting a text change and the exact change in text you are requesting.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Example of Transmittal Letter

January 1, 2012

City of Seabrook
1700 First St.
Seabrook, TX 77586

Re: _____

Dear [Name of Planner]:

Please accept the attached as our formal submittal for the _____
and note the following:

Agent: Name
 Mailing Address
 City / State / Zip

Owner: Name
 Mailing Address
 City / State / Zip

Firm preparing plat: Name
 Mailing Address
 City / State / Zip

1. This plat complies with all applicable zoning and subdivision regulations.
2. The applicant is requesting a variance to the Subdivision Ordinance (name the section of the ordinance and explain the variance).

Make either statement 1 or 2 as detailed above. Do not make both statements.

Sincerely,

Signed by owner or agent

TAX CERTIFICATE
NO: 1780

Page: 1

Collecting Office: CLEAR CREEK ISD TAX OFFICE
PO BOX 799, LEAGUE CITY, TX 77574
WEBSITE: WWW.CCISD.NET/TAX

Collecting Taxes For: CLEAR CREEK ISD TAX OFFICE

PROPERTY OWNER

SEABROOK, TX 77586-2927

PROPERTY DESCRIPTION

0001800

ACRES: 0.1515

STATUS: -

Property Account Number: 00000000

PIDN: 00512-00000000

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Year Delinquent	Taxing Unit	Type	Base Tax Due	Delinquent Taxes, Penalties & Interest
--------------------	----------------	------	--------------	---

TOTAL DELINQUENT: \$ 0.00

* * * * * CURRENT YEAR TAXES * * * * *

YEAR	ENTITY	TYPE	NET VALUE	BASE LEVY	AMOUNT PAID	AMOUNT DUE
2012	910H		80,437	1,093.94	1,170.52	0.00
TOTAL DUE: \$						0.00

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Nancy E. Bradford
Signature of Authorized Officer

FEBRUARY 28, 2013
Date of Tax Certificate

EXAMPLE OF TAX CERTIFICATES

TAX CERTIFICATE



MIKE SULLIVAN
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON AVE., SUITE 100
HOUSTON, TEXAS 77002

Issued To:

~~XXXXXXXXXXXXXXXXXXXX~~
~~1001 PRESTON AVE~~
SEABROOK, TX 77586-2927

Legal Description:

~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~

Parcel Address: ~~1001 PRESTON AVE~~

Legal Acres: .1515

Print Date: 05/06/2013

Paid Date:

Issue Date: 05/06/2013

Operator ID: DPURSLEY

>--

Account Number: ~~005 131 000 0001~~

Certificate No: 11979672

Certificate Fee: \$10.00

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TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2012. ALL TAXES ARE PAID IN FULL

Exemptions:

HOMESTEAD

Certified Owner:

~~XXXXXXXXXXXXXXXXXXXX~~
~~1001 PRESTON AVE~~
SEABROOK, TX 77586-2927

2012 Value:	100,460
2012 Levy:	\$1,046.26
2012 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

40 Harris County
41 Harris County Flood Control Dist
42 Port of Houston Authority
43 Harris County Hospital District
44 Harris County Dept. of Education
76 City of Seabrook

Reference (GE) No: N/A

Issued By: MIKE SULLIVAN

HARRIS COUNTY TAX ASSESSOR-COLLECTOR

EXAMPLE OF PLANNING LETTER



Fidelity National Title
1110 N. Post Oak Rd., Suite 220
Houston, TX 77065

CITY PLANNING LETTER

GF#: FAHCS13001353
Time frame covered by this report:
to August 28, 2013

Property

Address:
City/State/Zip Code: , Texas
Legal Description:

Lots 1 through 16 and Reserve A & B, in Block 1, of , a subdivision in Harris County, Texas,
according to the map or plat thereof recorded in Film Code No. 650203 of the Map Records of Harris County,
Texas.

Motes and Bounds:

Based on a search of the Public Records of the County of Harris County, Texas the last instrument
purporting to convey title to the land described above was:

by virtue of Deed's filed for record under Harris County Clerk's File Nos.
20130071091, and 20130073169. (As to Lots 1, 2, 5 and 6). and 20130071134. (As to Lot 3). and
20130071143. (As to Lot 4).

by virtue of Deed filed for record under Harris County Clerk's File No. 20130070882. (As to Lots
7 and Lots 12 thru 16 and Reserve's A, and B).

by virtue of Deed filed for record under Harris County Clerk's File No.
20130071120. (As to Lots 8 and 9).

Trustee's, or successor Trustees, under the
dated April 17, 2013, as amended. (As to Lot 10).

, by virtue of Deed filed for record under Harris County Clerk's File No.
20130133018. (As to Lot 11).

This report hereby reports that the instruments listed below have been filed of record in the office of the County
Clerk of Harris County, Texas, and are affecting title to the property above described during the time frame as set
out above:

RESTRICTIONS:

Those recorded in Film Code No. 650203, of the Map Records of Harris County, Texas.



CITY PLANNING LETTER (Continued)

EASEMENTS:

Building set back line 15 feet along the rear property lines as reflected by the recorded plat.

Building set back line 7.5 feet in width along each side of the Lot lines as reflected by the recorded plat.

Drainage easement 25 feet in width on each side of any and all gullies, ravines, draws, sloughs, or other natural drainage course as reflected by the record plat.

A utility easement 10 feet in width along the north and east property lines as reflected by the recorded plat.

Subject to the terms, conditions and stipulations of that certain drainage easement as set forth and defined in instrument recorded under Harris County Clerk's File No. P888935 and as defined in the notes of the recorded plat.

Subject to the terms, conditions and stipulations of that certain drainage easement and right-of-way as set forth and defined in instrument recorded under Harris County Clerk's File No. P888936 and as defined in the notes of the recorded plat.

Subject to the terms, conditions, and stipulations of that certain drainage easement and right-of-way as set forth and defined in instrument recorded under Harris County Clerk's File No. T217393 and as defined in the notes of the recorded plat.

Subject to the terms, conditions and stipulations of that certain drainage easement as set forth and defined in instrument recorded under Harris County Clerk's File No. T378166 and as defined by the notes of the recorded plat.

LIENS:

Vendor's Lien retained in Deed, executed by

, dated February 6, 2013, filed February 14, 2013, recorded in/under Clerk's File No. 20130071091 of the Real Property Records of Harris County, Texas, securing Regions Bank in the payment of one note in the principal sum of , due and payable and bearing interest as therein provided; said Note being additionally secured by Deed of Trust to Trustee, recorded in/under Deed of Trust Clerk's File No. 20130071092 of the Real Property Records of Harris County, Texas; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument. (As to Lots 1, 2, and 5).

Deed of Trust executed by

, Trustee, dated February 7, 2013, recorded in/under Clerk's File No. 20130073170 of the Real Property Records of Harris County, Texas, securing Mainland Bank in the payment of one note in the principal sum of , due and payable and bearing interest as therein provided; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument. (As to Lots 6)



CITY PLANNING LETTER

(Continued)

Additionally secured by Financing Statement filed for record under Harris County Clerk's File No. 20130073171. (As to Lot 6).

Vendor's Lien retained in Deed, executed by

, dated February 6, 2013, filed, recorded in under Clerk's File No. 20130071120 of the Real Property Records of Harris County, Texas, securing Prosperity Bank in the payment of one note in the principal sum of \$, due and payable and bearing interest as therein provided; said Note being additionally secured by Deed of Trust to David Zalman, Trustee, recorded in under Deed of Trust Clerk's File No. 20130071121 of the Real Property Records of Harris County, Texas; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument. (As to Lots 8 and 9).

Deed of Trust executed by Texas corporation to Trustee, dated February 7, 2013, recorded in under Clerk's File No. 20130071135 of the Real Property Records of Harris County, Texas, securing Mainland Bank, a Texas banking corporation in the payment of one note in the principal sum of \$, due and payable and bearing interest as therein provided; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument. (As to Lot 3 in Block 1).

Additionally secured by Financing Statement filed for record under Harris County Clerk's File No. 20130071138. (As to Lot 3 in Block 1).

Deed of Trust executed by Texas corporation to Trustee, dated February 7, 2013, recorded in under Clerk's File No. 20130071144 of the Real Property Records of Harris County, Texas, securing Mainland Bank, a Texas banking corporation in the payment of one note in the principal sum of \$189,920.00, due and payable and bearing interest as therein provided; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument. (As to Lot 4 in Block 1).

Additionally secured by Financing Statement filed for record under Harris County Clerk's File No. 20130071145. (As to Lot 4 in Block 1).

This report is issued for the use of and shall inure to the benefit of and is issued in consideration of paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

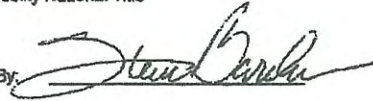
This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.



CITY PLANNING LETTER
(Continued)

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Fidelity National Title

By: 



the nature of the proposed use of the land involved and existing uses of land in the vicinity, the number of persons who will reside and/or work in the proposed subdivision, and the probable effect of such variances upon traffic conditions and upon the public health, safety, convenience and welfare. No variance shall be granted to permit a use in a zoning district in which that use is prohibited. A variance may be granted if the commission finds that:

- (1) There are special circumstances or conditions affecting the land involved, such that the strict application of this chapter would deprive the applicant of the reasonable use of his or her land;
- (2) The granting of the variance will not be detrimental to the public health, safety or morals and will not be injurious to other property in the area; and
- (3) The granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter. Variances shall be granted only when in harmony with the general purpose and intent of this chapter so that the public health, safety and morals may be secured and substantial justice done.

(b) Financial hardship to the subdivider, standing alone, shall not be deemed to constitute hardship.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-12. Appeals.

A subdivider contesting a disapproval or the interpretation or application of any rule, standard, regulation, determination, requirement or necessity set forth in this chapter, directly or by delegation of authority, shall have the right, after filing a written request with the city secretary, to have a hearing thereon before the commission within 21 days of the date of filing the request.

(Ord. No. 2010-15, § 2, 9-7-2010)

Secs. 80-13—80-35. Reserved.

ARTICLE II. PLATS

Sec. 80-36. Types—General.

The city recognizes that the types of plats filed within the city vary. A subdivision may be a simple division of one tract of land into two tracts or lots, or a simple combination of two lots into a new configuration. Many subdivisions, however, are complicated and involve the division or combination of large tracts of land into many lots and reserves. Such subdivisions usually require the construction of streets and utilities. For this reason, the city has developed several platting procedures: traditional or long-form; replat of a previously platted subdivision subject to state regulations; simple or short-form; amendment of a plat without vacating the existing plat to correct minor errors and amending/minor plats. The steps to be followed for each of these platting procedures are listed in sections 80-37—80-40. Each step is thoroughly explained in sections 80-42—80-51.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-37. Same—Traditional or long-form plat.

Most plats will undergo this procedure. Subdivisions which require the construction of streets and/or utilities, including provisions for storm drainage, are required to use the long-form procedure or the alternative replat procedure, when applicable. The steps for submission of a traditional or long-form plat are as follows:

- (1) Presubmission conference (city manager, planning and economic development administrator, director of public works, city engineer).
- (2) Submission and approval of preliminary plat (planning and economic development administrator, director of public works, city engineer).
- (3) Submission and approval of engineering drawings and final plat (planning and economic development administrator, director of public works, city engineer).

- (4) Recordation of final plat by the city with Harris County (planning and economic development administrator).
- (5) Construction of improvements (director of public works, planning and economic development administrator, city engineer).
- (6) Acceptance of improvements by the city. (Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-38. Same—Traditional or long-form plat for certain replats.

Certain replats are required by state law to undergo special requirements. Such plats will follow the traditional or long-form procedure as shown above and as discussed in sections 80-42—80-51 with the following additions to the preliminary plat review process:

- (1) A public hearing is required before the commission. The required notice for public hearing is no less than 15 days before the meeting is to be held.
- (2) In accordance with state law, the 15-day notice for public hearings required by the city for plats of previously unplatted land is lengthened to no less than 16 days for replats. (Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-39. Same—Simple or short-form platting procedure.

(a) The short-form may be used when all the following criteria apply:

- (1) Roads, utilities and drainage structures are in place;
- (2) The plat is not a replat which would be subject to additional platting requirements as defined by V.T.C.A., Local Government Code §§ 212.014 and 212.015 as currently written or as may be amended; and
- (3) The commission does not object to waiving the right to consider the preliminary plat in addition to the final plat.

(b) If all the foregoing criteria are met, the required public hearing before the commission will be held during the final plat review.

(c) The steps for a simple or short-form plat are as follows:

- (1) Presubmission conference with the development committee.
- (2) Submission and approval of the final plat. A separate preliminary plat is not required, although all information required for a preliminary plat shall be submitted for review.
- (3) Engineering approval of roads, if constructed.
- (4) Final plat recorded with Harris County. (Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-40. Same—Procedure to file amending plat without vacating existing plat.

Certain minor corrections to a previously recorded plat may be made without undergoing a complete plat review if the corrections meet the criteria listed in the V.T.C.A., Local Government Code, § 212.016 as currently written or as provided for in section 80-41 hereinafter. The steps to amend a plat without vacating the existing plat are:

- (1) Presubmission conference.
- (2) Submission of amended plat.
- (3) City files amended plat. (Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-41. Amending and minor plats.

An amending or minor plat may be used as specified in the V.T.C.A., Local Government Code, §§ 212.016, and 212.0065. When requested by an applicant, the city manager or his or her designee, at his or her discretion, may allow an applicant to submit an amending or minor plat as provided herein and is authorized to approve such plats. The city manager or designee may, for any reason, elect to present the amending plat or minor plat to the planning and zoning commission as in the case of other plats. The city manager or designee may not disapprove an amending plat or minor plat. If the city manager or designee refuses to

approve the amending plat or minor plat, he/she shall refer it to the planning and zoning commission.

(1) *Amending plats.* A recorded subdivision may be amended at the request of the owner or owners of the property. The amended plat is controlling over the preceding plat and approval shall not require notice, a hearing, or approval of other lot owners if the sole purpose is to:

- a. Correct an error in any course or distance shown on the preceding plat;
- b. Add any course or distance that was omitted on the preceding plat;
- c. Correct an error in the description of the real property shown on the preceding plat;
- d. Indicate monuments set after death, disability, or retirement from practice of the engineer or surveyor charged with responsibilities for setting monuments;
- e. Show the proper location or character of any monument which has been changed in location or character or which originally was shown at the wrong location or incorrectly as to its character on the preceding plat;
- f. Correct any other type of scrivener or clerical error or omission as previously approved by the city council; such errors and omissions may include, but are not limited to, lot numbers, acreage, street names, and identification of adjacent recorded plats;
- g. Correct an error in courses and distances of lot lines between two adjacent lots where both lot owners join in the application for plat amendment and neither lot is abolished, provided that such amendment does not attempt to remove recorded covenants or restrictions and does not have a material adverse effect on the property rights of the other owners in the plat;

h. Relocate a lot line in order to eliminate an inadvertent encroachment of a building or improvement on a lot line or an easement; or

i. Relocate one or more lot lines between one or more adjacent lots where the owner or owners of all such lots join in the application for the amended plat, providing that such amendment does not attempt to remove recorded covenants or restrictions or increase the number of lots; or

j. Replat one or more existing lots in their entirety fronting on an existing street where the owner or owners of all such lots join in the application for the amended plat, provided that such amendment does not attempt to remove recorded covenants or restrictions, increase the number of lots or create or require the creation of a new street or make necessary the extension of municipal facilities.

(2) *Minor plats.* The minor plat may be used in a limited manner in order to adjust property lines and/or easements as defined in the plat for the purpose of development flexibility. When requested by an applicant, the city manager or his or her designee, at his/her discretion, may allow an applicant to submit a minor plat and follow such procedures. The minor plat must meet the following requirements:

- a. Is for currently unplatted property, or a replat, that meets the following conditions:
 1. Involves four or fewer lots.
 2. All property after proposed adjustments front on an existing street.
 3. Does not require the creation of any new street or the extension of municipal facilities.
 4. A replat under V.T.C.A., Local Government Code § 212.0145 that does not require any new

street or the extension or relocation of any municipal facilities.

5. Does not propose to eliminate or vacate public street rights-of-way or easements.
6. Does not include the creation of any new lots or lines.
- b. Shall meet all requirements of a short form final plat section 80-39.
- c. Evidence that the proposed subdivision is adequately served by all existing utilities, including gas, water, sewer, electricity, etc., and is acknowledged as acceptable by the city engineer and public works director at the time the short form final plat is submitted.
- d. If it is a replat, a public hearing before the planning and zoning commission is held in accordance with the requirements of law for replats before final approval of the final plat.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-42. Preapplication process.

It is recommended that the applicant arrange a preliminary conference with the city to become familiar with the city's platting procedures. During this conference, the city will determine the type of plat required.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-43. Variances.

All plats shall conform to both the comprehensive zoning ordinance, appendix A to this Code, and this chapter or shall have been granted variances by the proper authority (board of adjustment for zoning variances and commission for subdivision variances).

(1) Variances to the comprehensive zoning ordinance.

- a. If a proposed preliminary plat requires one or more variances to the comprehensive zoning ordinance in order to be approved, the subdivider

must apply for and secure such variances from the board of adjustment before the preliminary plat can be reviewed by the commission.

- b. If a subdivider does not apply for a zoning variance before preliminary platting and it is later discovered that the plat as submitted will require such a variance, or will require additional zoning variances, the platting process shall be halted until such variance is secured or until the plat is brought into conformity with the zoning ordinance. The subdivider shall pay all required board of adjustment fees established by the city.

(2) Variances to the subdivision ordinance.

- a. The commission may grant variances to the subdivision ordinance at the time of preliminary plat approval in accordance with the regulations set forth in article I of this chapter; however, the commission is not obligated in any way to grant a requested variance. If the commission does not grant the requested variance, the subdivider shall then alter the proposed plat so that it complies with this chapter.
- b. If a subdivider does not apply for a subdivision variance before preliminary platting and it is later discovered that the plat as submitted will require a variance or will require additional variances to this chapter, the preliminary platting process shall be repeated and a new public hearing shall be held with notification mailed to all property owners of record within 500 feet of the boundaries of the proposed subdivision. All requests for variances to this chapter shall be noted in the public notification. The subdivider shall pay the required hearing fees established by the city.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-44. Preliminary plat.*(a) Requirements of applicant.*

- (1) Before commencement of subdivision procedures, the applicant shall show conformance with all zoning regulations.
- (2) Before a preliminary plat hearing can be scheduled, the applicant must submit the following documents to the city. The applicant shall provide with the application sufficient copies of plats, maps and written material for the commission, and five copies for staff. The city may also require that a separate set of documents be sent directly to the city engineer. All documents shall be correct and in compliance with city and state laws.
 - a. Copies of preliminary plats shall identify the owners of all contiguous land within 200 feet around the perimeter of the proposed subdivision. Plats shall be a minimum scale of 100 feet to the inch and shall show the following:
 1. Title information as specified, including name of subdivision, legal description of location, total acreage, total number of lots, blocks and reserves, names and addresses of record owner, lienholder and the person preparing the plat; scale; north point; date and key map location.
 2. New and existing features within the subdivision, including:
 - (i) Locations, widths and names of existing and proposed streets and other rights-of-way.
 - (ii) Widths, depths and sizes of all lots and reserves. The purpose of the reserves shall be noted on the plat.
 - (iii) Locations of building lines, alleys and easements.
 - b. Copies of preliminary schematic plans for furnishing of water, sanitary sewers, storm sewers, general drainage facilities and park improvements.
 - c. Contours at intervals of not less than five-tenths-foot increments referred to sea level (U.S. Coast and Geodetic Survey) datum. Plats must show at least two contours within the subdivision in addition to those necessary to clearly show out-fall drainage. The surveyor shall identify the basis of control and temporary benchmark set within the subdivision.
 - d. A letter of transmittal shall be submitted with the names and addresses of the record property owner, the name and address of the agent, and the name and address of the person or firm preparing the plat. The letter shall state either that the plat complies with all applicable zoning and subdivision regulations or shall list the variances obtained from either the commission or the board of adjustment.
 - e. If the city rejects the plat, the developer is responsible for all fees associated with subsequent plat review.
 - f. A signed certificate or letter from a title guaranty company or from an attorney duly licensed to practice law in the state addressed to the city, certifying to the following concerning title to the land:
 1. A statement of records examined and the date of examination (must be current within 30 days of plat submission);
 2. Description of the property in question by metes and bounds and by legal description;

- (iv) Locations and approximate sizes of sites for schools, parks, churches and other special land uses.

3. File number and volume and page or other recording data of the deed;
 4. The names of any lienholder, including tax liens, together with the dates of filing and volume and page of such lien;
 5. A specific description of any easements or fee strips granted, with the file number, date of filing and volume and page of recording. If the title does not fully describe the easement, the title company shall provide a copy of the actual file in which the easement is recorded;
 6. A certification from both the Harris County Appraisal District and the Galveston County Appraisal District showing that all taxes on the property have been paid; and
 7. Title information must be current within 30 days of submission. A title policy shall not substitute for the certificate or letter required above.
- g. Where public streets, alleys or easements are proposed to be platted across private easements or fee strips, a copy of the instrument establishing such private easements or fee strips shall be submitted.
 - h. Preliminary plat fees are not refundable or transferable.

(b) *Requirements of city.*

- (1) All required documents must be submitted to the city for review and must be determined to be in compliance prior to submitting the plat for consideration by the commission.
- (2) Incorrect or incomplete documents will be returned to the applicant. Prior to resubmittal, all documents must be corrected in accordance with the requirements of this chapter.

(3) When all documents are complete and correct, staff shall schedule a public hearing before the commission, to be held within 60 days of receipt of the plat application.

(4) A public hearing notice shall be posted at the city hall and shall be published in the city's official newspaper, or a newspaper of general circulation in the city, not less than 15 days before the hearing is to be held.

(5) Written notice of the public hearing shall also be sent to all owners of real property located within 500 feet of the proposed subdivision, as indicated on the most recently approved tax roll. This notice shall be sent not less than 15 days before the scheduled hearing.

(6) At the time of the public hearing, the commission shall approve, conditionally approve or disapprove the preliminary plat.

a. When a plat is conditionally approved, the applicant shall satisfy the conditions imposed and the commission shall determine whether the plat must be resubmitted to the commission or whether compliance can be determined by the city staff. The commission shall indicate the period of time in which the conditions of approval must be met, but in no case shall conditional approval be valid for more than 60 days.

b. When a plat is disapproved by the commission, subsequent submissions shall be treated as new applications.

c. When a plat is approved without conditions, the applicant may proceed with final platting.

(c) *Additional requirements for preliminary approval of certain replats.* When land is limited by zoning or deed restrictions, replatting must be in accordance with the V.T.C.A., Local Government Code § 212.001 et seq., as currently written or hereafter amended. In such replats, a public hearing before the commission is required.
(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-45. Term of validity for preliminary plats.

The applicant must submit a final plat within one year of approval of a preliminary plat. The commission may extend the approval, upon request of applicant, for an additional year. Application for extension must be made prior to expiration of the initial one-year period. (Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-46. Design and engineering phase.

(a) *Submission requirements for applicant.* Sufficient copies of construction plans and specifications shall be submitted to the city. Such plans and specifications shall be complete and detailed, indicating the method of construction and the materials to be used and specifying that all construction is equal to, or better than, required by this chapter and other city ordinances and is in full compliance with all design standards of the city. Such plans and specifications shall be certified and sealed by a professional engineer registered in the state and shall include:

- (1) The water distribution system, showing the size and location of all existing and proposed water mains, service lines, valves, fire hydrants and all other water distribution appurtenances within the subdivision and the location and method of connecting such water lines, and appurtenances to the city's system.
- (2) The sanitary sewer system showing by plan and profile the size, location, and gradient of all existing and proposed sanitary trunk lines, laterals, manholes and service within the proposed subdivision and the location and method of connecting the proposed subdivision sewer lines to the city's system.
- (3) The stormwater drainage system, showing by plan and profile the means and methods of draining the proposed subdivision, showing in detail all existing and proposed subdivision drainage structures, the means and method of connecting the proposed drainage system into the city's

existing system, and the impact the development will have on the major outfall drainage structures.

- (4) All existing structures, including, but not limited to, bridges, culverts, bulkheads, retaining walls, pools, tennis courts, sidewalks, walkways and bike paths/lanes within the proposed subdivision, shown in detail, by plan and profile, all the structural members, connectors, railings, approaches, reinforcing steel and decking.
- (5) All existing and proposed streets and alleys within the proposed subdivision showing, by plan and profile, the widths of the rights-of-way, the widths of roadways, the gradients of all curb lines, the locations and sizes of all drainage inlets, and the type of pavement.

(b) *Requirements of city.*

- (1) The city shall review all documents to determine whether they are complete and comply with the city ordinances and design standards. If any documentation is incomplete or incorrect, the city shall notify the applicant and request the additional information prior to consideration by the commission.
- (2) Within 30 days of submission of complete and correct information, the commission shall meet to review and consider approval of the specifications and drawings. A public hearing shall not be required, but such review shall be held in an open commission meeting. During this meeting, the commission shall either approve or disapprove the drawings. If approved, the applicant may proceed with the submission of the final plat. If disapproved, the applicant shall be notified in writing stating the reasons for disapproval. As an alternative, the subdivider may choose to submit final engineering drawings at the time the final plat is submitted for review and approval. The city shall then review both the engineering drawings and the final plat.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-47. Final plat approval.

The final plat process can begin immediately after approval of the preliminary plat. If construction is required, all engineering drawings for the improvements shall be submitted to the city before or at the same time as the final plat.

(1) *Submission requirements for applicant.*

Before the final plat can be reviewed by the commission, the applicant shall submit the following documents to the city for review. All required documents shall be complete and correct and in compliance with state and city regulations.

- a. An original Mylar and 15 copies of the final plat is required by the city. Final plat shall be recorded on magnetic disk and furnished to the city. When the final plat is submitted, the city may require additional information. The plat shall be certified and sealed by a professional surveyor registered in the state. The surveyor shall certify that the plat represents a survey made by him or her and that all necessary monuments are accurately and correctly shown. The final plat shall show only that information required for filing. Plats shall also be submitted in a digital format compatible with current city software.
- b. The original Mylar shall show the boundaries of all flood zones within the subdivision, including velocity zones, 100-year flood zones and floodways.
- c. The surveyor shall place all monuments as required by the city.
- d. A signed title letter or certificate shall be submitted with the final plat.
- e. Tax certificates shall be submitted showing that taxes due to all county, city, school and other taxing authorities have been paid.
- f. Where public streets, alleys or easements are shown crossing private

easements or fee strips, the owner shall, by letter to the commission, assume all responsibility for compliance with required adjustments and protection of existing pipelines, electrical transmission lines or other facilities. Reserve strips controlling access to streets shall be prohibited except where their control is placed under conditions approved by the city.

- g. Required final platting fees shall be paid by the applicant. Final plat fees are nonrefundable and nontransferable.
- h. The city is responsible for filing plats. Required filing fees, as established by the county clerk's office, shall be paid by the applicant by separate corporate check or money order and shall be made payable to the county clerk.

(2) *Requirements of city.*

- a. The city shall review all platting documents to determine whether they are complete and correct. If the platting documents are incomplete, the city shall notify the applicants as soon as possible requiring compliance.
- b. The final plat shall contain a signature space for the city engineer, director of public works, city secretary, commission chair and county engineer.
- c. When the final plat is complete and correct, the city shall schedule a final plat review by the commission, to be held in an open meeting within 30 days of submittal. No public hearing shall be required for final plat approval except where a simple or short-form platting process is used and preliminary plat approval is waived by the commission.
- d. The commission, in open meeting, shall either approve, conditionally approve, or disapprove the final plat.

1. The commission shall act on the plat within 30 days of the date the plat is filed for approval. A plat is considered approved by the commission unless it is disapproved within that period.
 2. When a plat is conditionally approved by the commission, the applicant shall satisfy the conditions imposed before the final plat is placed on the commission agenda for consideration. Conditions must be complied with within 30 days. Failure to respond to conditions within the required 30-day period will require resubmittal of the final plat.
 3. When a plat is disapproved by the commission, subsequent submissions will be treated as new applications for final plat approval.
- e. The commission shall not consider a final plat until all plans and specifications are approved by the city.
1. When a final plat is approved, it shall be recorded in accordance with state law (V.T.C.A., Local Government Code § 212.001 et seq.).
 2. When a plat is conditionally approved, the applicant shall have 30 days to satisfy the conditions imposed. When the city is satisfied that all conditions are met, the final plat will be filed for record.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-48. Term of validity for final plat.

Final approval of a plat shall automatically expire one year after commission action granting approval of such plat, unless the plat has been filed for record in county. Once recorded, a plat

can be amended, replatted, or vacated only according to the procedures of this chapter and V.T.C.A., Local Government Code § 212.001 et seq. (Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-49. Recording of plat.

(a) Requirements of the city.

- (1) Upon final approval by the commission, both the chairperson and the city secretary shall sign the plat in the spaces provided.
- (2) Upon recordation of the final plat, the city will retain reproducible original copies of the recorded document. The city will notify the applicant that a copy of the original plat is available.

(b) Requirements of applicant. The applicant shall have additional copies of the final plat made and distributed to all companies providing utilities, such as electric, gas, water, telephone, and cable television, or other services, such as fire and ambulance service prior to issuance of any building permits. One copy shall also be delivered to the appropriate tax office(s) for the purpose of accessing school district taxes.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-50. Construction phase of utilities, streets and other improvements.

(a) Insurance and bonding requirements. Contractors constructing utilities, streets or other improvements shall be bonded for the full amount of such construction and to the satisfaction of the city engineer before construction begins. The commission may allow a cash deposit in the amount equivalent to one-half of the total construction costs in lieu of bond. Contractors making improvements to subdivisions shall provide liability and accident insurance in the amount of \$1,000,000.00 and shall designate the city as coinsured.

(b) Permits required. No person shall perform work within the city without first securing the required permits.

(c) City inspection services. Construction inspection will be provided by the city. The subdivider shall be required to reimburse the city the cost of inspection as set forth by resolution.

(d) *Supervision of construction.* The city will supervise construction of streets and utilities. Final approval of streets and utilities will not be considered by the council until approved by the city engineer. Prior to final acceptance, the city shall be provided as-built drawings for the project.

(e) *Commencement of street and utility construction.* Construction of streets and utilities shall not begin until the plans and specifications are approved and inspection contracts have been signed by all parties.

(f) *Halting construction.* The city may halt construction when, in its opinion, construction is not in conformance with the approved plans and specifications, or when required payments have not been made in a timely manner by the applicant, or when construction is deemed detrimental to the city.

(g) *Minor changes during construction.* When minor changes in plans and specifications are required, prior approval must be obtained from the director of public works.

(h) *Requirements prior to acceptance of streets and utilities.* In order to obtain final acceptance of the subdivision by the commission, the subdivider shall provide documentation of completion of the project. This documentation must be provided within 30 days of completion of all improvements.

- (1) A letter from the city engineer, stating that the construction conforms to the specifications and standards approved by the commission.
- (2) A complete set of reproducible as-built drawings of the subdivision, including water, sewer, storm drainage, streets and other public utilities on both a reproducible film positive and on magnetic disks as specified under subsection 80-47(1)a.
- (3) A maintenance bond in an amount equal to 50 percent of the total cost of improvements. The term of the maintenance bond shall be for one year after the acceptance of the subdivision by the commission. Such bonds shall be executed by a surety company holding a license to do business in the state and shall be approved as to form

and legality by the city attorney. Cash deposits in lieu of bonds may be acceptable.

(i) *Acceptance by city.* All utilities, streets and drainage improvements shall belong to the city after acceptance by the city and completion of construction, unless the council has granted the right for private utilities and/or streets. (Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-51. Information required; general.

No final plat shall be considered without complete and accurate information. All information shall be in conformance with this chapter. (Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-52. Plat size and material.

The plat shall be drawn on film positive substrate of standard four millimeter thickness or on an equivalent material approved by the city. The drawing size shall be 24 inches by 36 inches, at a scale of one inch equals 100 feet, on a plate 24 inches by 36 inches. (Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-53. Title information.

The following information shall be shown:

- (1) *Name of subdivision.* The name of the subdivision shall be shown in the lower right hand corner of the plat. Subdivision names which could cause confusion due to similarity with existing names in the city or within the local service area shall be prohibited.
- (2) *Legal description of location of subdivision.* This description shall be sufficient for the requirements of title examination and plat filing.
- (3) *Total number of lots, blocks and reserves.* Shown under the subdivision name.
- (4) *Ownership.* The name, address and signature of the record owner shall be shown. If the owner is a company or corporation, the name of the responsible individual, such as president or vice-president shall be used.

- (5) *Name of person preparing and certifying.* The name and address of the person preparing and certifying the plat shall be shown. The person certifying the plat must be a professional surveyor or engineer registered in the state. A seal of registration must be placed on the plat.
 - (6) *North arrow.* The north arrow must indicate either true or magnetic north and shall be located near the top of the sheet.
 - (7) *Date.* The plat shall include a date of first submittal along with all subsequent revisions indicating month-day-year.
 - (8) *Vicinity map.* A vicinity map, at a minimum scale of one inch to 2,000 feet, shall be included to show the relation of the proposed subdivision to the area. The vicinity map shall include highways, railroads, watercourses, and other important features within one-half mile of the property.
 - (9) *Covenants.* All restrictive covenants or deed restrictions shall be made a part of the final plat and filed for record with the county.
- (Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-54. Statement regarding compliance with comprehensive zoning ordinance.

The following statement shall be on all plats:

"This plat is in conformance with the City of Seabrook's Comprehensive Zoning Ordinance. Additional requirements may be contained in the Zoning Ordinance which are not shown on the plat. If the Comprehensive Zoning Ordinance is subsequently amended, and by amendment, conflicts with the filed plat, the more stringent conditions shall apply."

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-55. Dedication and certification language.

Dedications and certifications shall be shown on final plats and shall be worded as follows:

- (1) Separate statements may be made for each owner, or a joint statement may be made for all owners.

State of Texas §

County of Harris §

I (or We), (name of owner or names of owners, or in the case of corporations, name of president and secretary, together with words "President and Secretary respectively of/name of company"), owner (or owners) of the property subdivided in the above and foregoing map of the (name of subdivision), do hereby make subdivision of said property (in case of corporation, use words "for and on behalf of said/name of company,") according to the lines, streets, alleys, parks and easements herein shown, and designate said subdivision as (name of subdivision) in the (name of survey) survey, abstract (abstract number), an addition to the City of Seabrook, Harris County, Texas; and (in case of corporations, use words "on behalf of said/name of company; and") dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever except where noted on the map for private streets; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind myself (or ourselves), my (or our) successors and assigns to warrant and forever defend the title of the land so dedicated.

There is also dedicated for utilities an unobstructed aerial ease-

ment five feet wide from a plane 20 feet above the ground upward located adjacent to each side of all utility easements shown hereon.

I (or We) do hereby dedicate forever to the public a strip of land 25 feet wide on each side of any and all gullies, ravines, draws, sloughs, or other natural drainage ~~causes~~ ^{courses} shown located in or adjacent to said subdivision as easements for drainage purposes, giving the City of Seabrook and/or any other public agency the right to enter upon said easement at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

Further, I (or We) hereby relinquish all rights of access to major or larger streets or highways shown hereon except by way of the platted streets shown.

I (or We) certify that the plat of this subdivision complies with all the City of Seabrook's Ordinances including the subdivision ordinance and comprehensive zoning ordinance.

Witness my (or our) hand in _____, Harris County, Texas, this _____ day of _____ (month), _____ (year).

/s/ _____
Signature of Owners
Name of Owners

/s/ _____
Signature of Owners
Name of Owners

- (2) Notary acknowledgment. May use separate acknowledgment for each owner or joint acknowledgment as applicable.

State of Texas §

County of Harris §

Before me, the undersigned authority on this day personally appeared (name of owner or owners) known to me to be persons whose

names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

Given under my hand and seal of office, this _____ day of _____ (month), _____ (year).

/s/ _____
Notary Public in and for
Harris County, Texas

SEAL

- (3) May use a separate statement for each lien holder or joint statement as shown below.

I (or We), (name of mortgagee or names of mortgagees), owner and holder (or owners and holders) of a lien (or liens) upon said property, do hereby ratify and confirm said subdivision and dedication, and do hereby in all things subordinate to said subdivision and dedication the lien (or liens) owned and held by me (or us) against said land. (Signature of lien holder or signatures of lien holders to appear below that of owners and to be duly acknowledged.)

Witness my (or our) hand in _____, Harris County, Texas, this _____ day of _____ (month), _____ (year).

/s/ _____
Signature of Lien holder(s)
Name of Lien holder(s)

/s/ _____
Signature of Lien holder(s)
Name of Lien holder(s)

- (4) Notary acknowledgment. May use a separate statement for each lien holder or the joint statement shown below as applicable.

State of Texas §

County of Harris §

Before me, the undersigned authority on this day personally appeared (name of president) and (name of secretary), secretary of the (name of company) known to me to be persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

Given under my hand and seal of office, this _____ day of _____ (month), _____ (year).

/s/ _____
Notary Public in and for
Harris County, Texas

SEAL

(5) Engineer's or surveyor's certification.

This is to certify that I, (name of engineer or surveyor), a registered engineer (or licensed surveyor) of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, angle points and points of curve are properly marked with iron rods (specify rod length and size), and that this plat correctly represents that survey made by me.

I also certify that the plat of this subdivision complies with the City of Seabrook's subdivision ordinance and comprehensive zoning ordinance.

Date

/s/ _____
Signature of Engineer
or Surveyor
Printed Name and Title
Texas Registration No.

SEAL

(6) Director of public works and city engineer certification.

We, Director of Public Works and City Engineer for the City of Seabrook, do hereby certify that the plat of this subdivision complies with the City of Seabrook's subdivision ordinance and comprehensive zoning ordinance.

Date

/s/ _____
Signature of Director
of Public Works
Printed Name and Title

Date

/s/ _____
Signature of City Engineer
Printed Name and Title

(7) Commission's certification.

This is to certify that the Planning and Zoning Commission of the City of Seabrook, Texas on motion made and seconded and adopted, has approved this plat and subdivision of (name of subdivision) as shown hereon, and ordered said plat filed on record in the office of the county clerk of Harris County, Texas this _____ day of _____ (month), _____ (year).

/s/ _____
Signature of City Secretary
Printed Name and Title

/s/ _____
Signature of Chairperson
Printed Name and Title

(8) County clerk's certification.

State of Texas §

County of Harris §

I, (name of county clerk), Clerk of the County Court of Harris County, Texas, do hereby certify that the

within instrument with its certification of authentication was filed for registration in my office on month/day/year at o'clock, Volume , Page of the map records of Harris County, Texas.

Witness my hand and seal of office, at the day and date last above written.

/s/
(Name of Clerk)
Clerk County Court

By:

/s/
Deputy

SEAL

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-56. Boundaries and existing features.

(a) The outline of the proposed subdivision shall be shown with very heavy, solid lines. The boundaries shall be described with complete and overall dimensions and bearings and referred to an original survey of which the proposed subdivision is a part.

(b) Plats shall show all significant existing features within the boundaries of the subdivision and extending 200 feet beyond the boundaries of the subdivision on all sides. Property lines and significant features outside the subdivision will be dashed.

(c) Owners of all property within 200 feet of the proposed subdivision shall be identified.
(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-57. Numbering of lots and blocks.

(a) Blocks shall be numbered consecutively within the subdivision.

(b) Lots may be numbered consecutively within each block or cumulatively throughout the entire subdivision, with the numbering continuing from block to block in a uniform manner.
(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-58. Reserves.

(a) Reserves shall be identified and labeled by alphabetical letters ("A," "B," "C") consecutively throughout the subdivision.

(b) Each reserve shall be identified as to its proposed use, such as type of residential housing (single-family detached, duplexes, townhouses, zero lot line or patio homes, condominiums or apartments, commercial use, industrial use, churches, schools, parks, landscaping, signs, canals, open spaces, etc.).
(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-59. Building setback lines.

Building setback lines adjacent to streets shall be shown and labeled on plats, and shall be in conformance with the comprehensive zoning ordinance, appendix A to this Code.
(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-60. Street names and designation.

(a) All street names with appropriate suffixes shall be shown on the plat. Street names which could cause confusion within the city or within the local postal, police, fire and emergency response area shall be prohibited. All street names shall be subject to the approval of the council.

(b) Private streets shall be identified on the plat. Restrictive covenants shall provide for ownership and maintenance of all private streets, utilities and drainage facilities located therein.
(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-61. Easements.

Easements shall be identified on the plat.

(1) *Utility easements.* Utility easements shall carry the following note on the plat:

"This easement shall be kept clear of buildings, pools, and other obstructions to the operation and maintenance of the utilities. Eaves may encroach no more than 18 inches into any easement."

- (2) *Drainage easements.* Drainage easements shall carry the following note on the plat:

"This easement shall be kept clear of buildings, pools, and other obstructions to the operation and maintenance of the drainage facility. Eaves may encroach no more than 18 inches into any easement."

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-62. Flood zones.

Flood zones, velocity zones and floodways, as identified by the Federal Emergency Management Agency (FEMA), shall be shown on the plat. (Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-63. Lots bordering arterial roadways.

The following note shall be included with the plat for all lots bordering arterial roadways as defined by the city thoroughfare plan:

"Lots bordering on arterial or collector roadways shall be denied direct access to said roadways."

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-64. Engineering data.

(a) *Dimensions.* Accurate dimensions, both linear and angular, of all items on the plat shall be indicated and shown on the plat at a scale of one inch equals 100 feet. Boundaries shall close within one in ten-thousandths of a foot. Linear dimensions shall be expressed in feet and decimals of a foot; angular dimensions may be shown by bearing (degrees, minutes, seconds).

(b) Streets and alleys.

- (1) Complete curve data shall be shown on each side or on the centerline of streets and alleys.
- (2) Lengths and bearings of all tangents shall be shown.
- (3) Dimensions from all angle points and points of curve to adjacent side lot lines shall be shown.
- (4) Actual width of all streets and alley rights-of-way, measured at right angles or radially, where curved, shall be shown.

(c) Lots.

- (1) Complete bearings and dimensions for front, rear and side lot lines are required. The following note for side lot lines may be used in lieu of bearings: "Side lot lines are either perpendicular or radial to street frontage, unless otherwise noted."

- (2) Lot sizes shall be shown on the plat.

(d) Watercourses and easements.

- (1) Distances along the side lot lines from the front lot line to the point where the side lot line crosses the drainage easement line or the high bank of a stream shall be shown on the plat.
- (2) Traverse lines are to be provided along utility easements.
- (3) Pipelines having no defined easement location or width shall be tied by dimensions to adjacent lot and tract corners. Building setback lines shall be shown at a distance of no less than 25 feet from, and parallel to, the centerline of pipelines unless directed otherwise by the city.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-65. Marinas.

Marina plats shall show all applicable data listed above, and shall designate piers, boat slips, channels and turning basins.

(Ord. No. 2010-15, § 2, 9-7-2010)

Secs. 80-66—80-90. Reserved.

ARTICLE III. DESIGN STANDARDS

DIVISION 1. GENERALLY

Sec. 80-91. General principles of acceptability.

(a) Before being accepted by the city, proposed subdivisions shall conform to the comprehensive plan, the comprehensive zoning ordinance, and all other ordinances and regulations of the city, and separately adopted parts thereof.

(b) Streets, utilities, drainage, signage, lighting and other general site improvements shall be constructed in accordance with this chapter and with the city's design criteria, which shall become a part of these regulations as if written herein. (Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-92. Alteration of criteria and standards.

The standards contained in this article and in the design criteria may be amended from time to time by the council without requiring an amendment to this chapter. (Ord. No. 2010-15, § 2, 9-7-2010)

Secs. 80-93—80-115. Reserved.

DIVISION 2. STREETS AND RIGHTS-OF-WAY

Sec. 80-116. Street patterns; access.

(a) The street pattern of a neighborhood shall provide adequate circulation within a subdivision, yet discourage excessive through traffic on minor or local streets. The arrangements, characters, extents, widths, grades, and locations of all streets shall conform to the city's comprehensive plan and zoning ordinances and shall be considered in relation to existing and planned streets, topographical conditions, public safety and convenience, and in appropriate relation to the proposed uses to the land to be served by such streets. All collector and arterial streets, as shown in the comprehensive plan, shall be dedicated on a final plat.

(Provision shall be made within the subdivision to offer access to adjacent undeveloped acreage for future development.) Provision shall be made for service access, such as off-street loading, unloading, and parking consistent with, and adequate for, the uses proposed within all subdivisions, including multifamily, commercial, industrial, marina, and planned developments. All vehicular circulation within such developments shall comply with the street standards listed herein.

(b) In the interest of the safety, health, and welfare of the people within any subdivision to be developed and in the area surrounding the pro-

posed development, and in keeping with the spirit of this section, all proposed preliminary plats must show routing of traffic flow and no development shall be approved if such development, at full occupancy, will cause the level of service (LOS) on any roadway or at any intersection affected by the development, to deteriorate to LOS "D" or worse, during the peak hour of operation. The applicant may propose and construct approved traffic mitigation measures for the proposed development and areas affected by the proposed development in order to maintain a LOS "C" or better during the peak hour of operation. LOS is a qualitative measure of traffic operations as defined in the Transportation Research Board's "Highway Capacity Manual, 2000 edition."

(c) If, however, a particular roadway or intersection affected by the proposed development is shown to operate at LOS "D" or worse, prior to such development, then traffic mitigation measures shall be proposed, approved, and constructed, if necessary, such that the proposed development, at full occupancy, will not cause the LOS on that roadway or at that intersection to deteriorate to a LOS worse than the LOS prior to development.

(d) An applicant, for any development projected to generate more than 1,000 vehicle trip ends per day, shall submit a traffic impact analysis that has been signed and sealed by a registered professional engineer.

(e) All principal and minor arterials, as required by the city, shall be shown on the preliminary and final plats, and shall be spaced as required by the commission, but in any instance not more than one mile from one another, measured from centerline to centerline.

(f) City staff shall evaluate, and the commission shall evaluate whether the existing and/or proposed vehicular access to a subdivision is capable of adequately supporting and servicing the physical area and designated intensity of a proposed subdivision, including vehicle trips generated, proposed utilization of property, utilization of and vehicle trips generated by adjacent property, and other factors relevant to ensuring the health, safety, and welfare of the public.

(g) Adequate ingress and egress for all subdivisions shall be provided, with one ingress and egress point required for each 75 residential units or fraction thereof, or such number, location and capacity as the commission shall determine adequate and necessary for a development.

(h) All streets shall be planned to properly integrate with the existing and proposed system of public streets, and to provide necessary and logical connections with adjacent property. In no case shall an arterial or collector street terminate into a local roadway.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-117. Materials and design.

(a) Streets and alleys shall be constructed of reinforced monolithic poured Portland cement concrete pavement or flexible base and asphalt pavement in conformance with the approved design standard. A combined curb and gutter shall be constructed on each side of each street within the boundaries of the subdivision; provided, a curb and gutter drainage system may be waived as a variance granted by the commission, as provided for in this Code. Such variance may be considered where proximity to tidally influenced drainage systems or elevations, renders the construction of a curb and gutter storm drainage system serviced by underground storm sewer impractical. Where the commission makes such a finding, based on the opinion of the city engineer or director of public works, paving for such areas shall be adequately designed for saturated subgrade conditions, and unless other materials are shown to be adequate by appropriate engineering studies, shall be constructed of Portland cement concrete, with open ditches. The city engineer must certify that such design is functionally sound, cost effective for city maintenance, and provides adequate capacity for public safety areas, including fire apparatus, and otherwise complies with the city's design standards. Otherwise, the pavement shall conform to the city's paving standards except under limited circumstances previously as described as in subsection (b) of this section.

(b) Road/street construction specification requirements may be waived by the city for construction of streets or roads built by the city

which are expected to be completed by others, such as developers. Such streets or roads are hereby classified as temporary or semi-permanent and are expected to be constructed to meet city standards by future developers of the involved properties or adjacent properties.
(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-118. Connection to existing streets.

The developer or subdivider shall connect proposed streets into the city's existing streets at no cost to the city.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-119. Streets to be paved to plat boundary.

Streets shall be paved by the subdivider to the plat boundary, even when the proposed street terminates at undeveloped property and the extension of the proposed street is not dedicated to the public.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-120. Rights-of-way and street widths.

(a) Minor residential streets shall have minimum right-of-way widths of 50 feet; secondary thoroughfare or collector streets shall have minimum right-of-way widths of 80 feet and arterial streets shall have minimum right-of-way widths of 100 feet.

(b) Streets shall have paved widths of at least 30 feet, back of curb to back of curb. The commission may require additional paved widths for streets which are not classified as minor residential streets.

(c) Where proposed streets are extensions of existing or planned streets designated in the comprehensive plan or amendments thereto, having right-of-way widths greater than 50 feet, the proposed streets shall be at least the same width as the existing or planned streets.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-121. Curves.

(a) Arterials or collector streets shall have a minimum centerline radius of 600 feet for reverse curves. The minimum tangent between points of curvature on reverse or compound curves shall be 50 feet.

(b) Street offsets between "T" intersections must offset a minimum distance of 125 feet on the centerline. Offset distances shall be indicated on the final plat.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-122. Intersections.

(a) Streets shall be laid out to intersect as nearly as possible at right angles. Variations of more than ten degrees on minor streets or five degrees on major or secondary streets shall not be allowed.

(b) The centerlines of all intersections, streets and alleys will be shown with accurate dimensions and bearings.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-123. Cul-de-sac streets.

(a) The maximum length of cul-de-sac streets, as measured from the centerline of the connecting street to the centerline of the cul-de-sac shall be:

- (1) Six hundred feet for single-family detached and attached developments.
- (2) Eight hundred feet for multifamily, commercial and other nonresidential developments.

(b) Turnarounds shall have a minimum right-of-way radius of 50 feet.

(c) Streets longer than 400 feet, that will be extended in the future, shall use temporary turnarounds without curbs and gutters, conforming to the radii requirements in subsection (b) of this section.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-124. Block length.

(a) Maximum block length for single-family residential development shall be 1,200 feet. When estate lots are platted, the council may allow block lengths longer than 1,200 feet, but not to exceed 2,000 feet.

(b) Minimum block length shall be 300 feet.

(c) Maximum block length along arterial roadways and railroads shall be 2,500 feet.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-125. Partial or half streets.

Partial or half streets are prohibited. Whenever a partial or half street has already been provided adjacent to a tract to be subdivided, the remaining half width necessary to meet the minimum requirements for full right-of-way shall be platted.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-126. Sidewalks.

Sidewalks shall be constructed on both sides of all roadways in accordance with the city's design criteria and in compliance with both federal and state guidelines for handicapped accessibility.

- (1) Sidewalks shall be a minimum of four feet wide in residential subdivisions.
- (2) Sidewalks shall be located one foot from the property line in the street right-of-way.
- (3) Sidewalks in nonresidential subdivisions shall be a minimum of five feet wide when immediately adjacent to curbs and four feet wide when located at the property line.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-127. Bridges and culverts.

Bridges, culverts and other structures spanning existing or proposed ditches shall be constructed by the subdivider in accordance with the design criteria. Pedestrian bridges shall be handicapped accessible in accordance with federal guidelines.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-128. Street names.

The names of proposed streets shall conform to the names of existing streets of which they are or may become extensions. Street names shall be approved by the commission upon approval of the final plat. Street names may be changed by the commission at any time.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-129. Streetlights.

Streetlight design and installation will be in accordance with the specifications in the design criteria and shall be required for all subdivisions. Type and placement of lights shall be approved by the city before installation. Developers must provide certification from the electrical utility company that all required payments have been made prior to final acceptance by the city. Where private streets are approved, the developer shall pay the full cost of installation and operation of streetlights.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-130. Traffic control devices and street signs.

Required traffic control devices and street signs shall be installed by the developer. Such devices shall be of a type approved by the city and shall be in accordance with the Texas Manual on Uniform Traffic Control Devices.

(Ord. No. 2010-15, § 2, 9-7-2010)

Secs. 80-131—80-150. Reserved.**DIVISION 3. UTILITIES****Sec. 80-151. Location.**

Utilities, including, but not limited to, electrical lines, gas lines, telephone lines, and cable television lines, shall be installed underground unless otherwise directed by the city.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-152. Water distribution systems.

Subdividers shall design water distribution systems to serve every lot within the limits of subdivisions being developed. Water distribution systems shall be constructed in accordance with the design criteria and shall provide adequate flow for domestic consumption and fire protection and shall be approved by the city before recordation of a final plat.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-153. Fire hydrants.

Fire hydrants shall be spaced at intervals not to exceed 500 feet. Fire mains shall be of six-inch pipe or larger in compliance with the city's design criteria. Mains and laterals shall be looped. Steamer connections shall be facing streets. Nozzle connections shall have national standard threads. Barrel lengths for fire hydrants shall be four feet or longer. Fire hydrants shall be Mueller Improved, Centurion, or American Darling "B" 84 B.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-154. Sanitary sewer system.

Subdividers shall construct sanitary sewer systems to serve proposed subdivisions and lots therein. The systems shall be constructed in accordance with the city's design criteria and shall be approved by the city before final acceptance.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-155. Storm drainage system.

Subdividers shall construct storm drainage systems to serve every lot within the proposed subdivision. The systems shall be constructed in accordance with the city's design criteria and approved before final acceptance.

(Ord. No. 2010-15, § 2, 9-7-2010)

Secs. 80-156—80-180. Reserved.**DIVISION 4. LOTS****Sec. 80-181. Conformity of sizes.**

Lot sizes shall conform to the requirements in the comprehensive zoning ordinance.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-182. Rear and side driveway access to arterial roadways.

Rear and side driveway access from lots to existing or proposed arterial roadways are prohibited.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-183. Double frontage lots.

Double frontage lots will not be allowed except when the rear of the lots face arterial roadways. Access shall be denied to the arterial roadway. Developers shall provide screen planting or screening devices along property lines abutting arterial roadways. The screening shall meet the minimum standards defined in the comprehensive zoning ordinance.

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-184. Minimum dimensions.

Lots in all zones must comply with the city zoning and building standards contained in the comprehensive zoning ordinance and the city Code. Listed are additional requirements for some lots.

(1) Single-family detached lots.

- a. For lot sizes in residential zones, refer to the comprehensive zoning ordinance.
- b. Lots backing on proposed or existing arterials roadways shall provide rear yard setbacks of ten feet in addition to the required setbacks.

(2) Townhouse lots. Townhouse lots shall be in compliance with Section 3.05.02.C.6 of the comprehensive zoning ordinance.**(3) Apartments/condominiums.**

- a. There shall be no less than 600 feet of landscaped area per dwelling unit, which shall be free of parking drive-ways or parking spaces.
- b. Such subdivisions shall have screening devices for refuse containers. Plats for such lots shall show placement of containers and screening devices.

(Ord. No. 2010-15, § 2, 9-7-2010)

Secs. 80-185—80-210. Reserved.**DIVISION 5. EASEMENTS****Sec. 80-211. Drainage easements.**

Where drainage easements are adjacent to lots, tracts or reserves, the following quotation shall be shown on the face of the final plat:

"Open drainage structures shall be kept clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility."

(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-212. Utility easements.

(a) *Ground.* Locations and sizes of utility easements shall be negotiated with the private and/or public utility companies, and such easements shall connect with easements established in adjoining properties. Where alleys are not provided, utility easements of at least five feet wide shall be provided along the side lot lines, where necessary, to form a continuous easement at least ten feet wide. Utility easements of at least eight feet wide shall be provided along the rear lot lines, where necessary, to form a continuous easement of at least 16 feet wide. Easements of greater width may be required by the city or utility company.

(b) *Aerial.* There shall be dedicated for utility purposes an unobstructed utility easement five feet wide from a plane 20 feet above the ground upward.

(c) *Pole guys.* Additional easements for pole guys may be required by the utility companies serving the subdivision. When possible, lot lines shall be arranged to bisect the exterior angle, so that the pole guys will fall alongside lot lines.

(Ord. No. 2010-15, § 2, 9-7-2010)

Secs. 80-213—80-240. Reserved.**DIVISION 6. PRIVATE STREETS AND UTILITIES****Sec. 80-241. Construction standards; vehicular circulation; approval required.**

(a) Private streets and utilities permitted in apartment/condominium, marina, commercial, industrial, residential and other nonresidential subdivisions shall be constructed equal to or better than the city's design criteria.

(b) For the purposes of this chapter, all surfaces providing vehicular circulation within a subdivision, including multifamily, commercial, industrial, marina and planned developments shall be considered streets and shall meet the minimum criteria for streets as set forth in this chapter, including the requirements that no paved surface shall be less than 30 feet in width back of curb to back of curb and that every closed ended street or drive shall conform to the city's minimum cul-de-sac regulations.

(c) Private streets and utilities will not be allowed unless approved by the council. When private ownership of streets and utilities are permitted, such streets and utilities, including the operation of streetlights, shall be assigned to a property owners association and ownership shall be clearly defined in the restrictive covenants. (Ord. No. 2010-15, § 2, 9-7-2010)

Secs. 80-242—80-265. Reserved.

DIVISION 7. MARINAS

Sec. 80-266. Platting requirements for marinas.

(a) *Land used to be platted.* Land used, as of the date of this ordinance from which this section is derived or planned to be used or developed as a marina, as that term is defined in the city's zoning ordinance, shall be platted in accordance with the requirements of this chapter. A plat must show the boundaries of only the land to be used for the marina, and public and private improvements thereon.

(b) *Existing marinas exempted from platting.* Marinas operating on the effective date of the ordinance from which this section is derived are hereby exempted from filing a subdivision plat; provided that, within 180 days after the effective date of the ordinance from which this section is derived, or upon application for a building permit for new construction of any facility, including but not limited to a building or other structure, roadway, or other major improvement at an existing marina facility, the owners of such marina file a site plan with the department of community ser-

vices in accordance with the requirements of section 4.13 of the comprehensive zoning ordinance, appendix A to this Code. (Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-267. Design criteria for marinas.

The design of new construction at existing marinas, and any construction at new marinas, must meet the criteria listed herein. (Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-268. Fire protection.

Adequate fire protection for marinas is required in accordance with the standards listed in the design criteria, and the National Fire Protection Association and other adopted Fire Codes or regulations. Portable fire extinguishers shall be maintained by the marina in accordance with the fire code adopted by the city. All plans shall be reviewed and approved by the city fire marshal prior to issuance of a certificate of occupancy. (Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-269. Sanitation.

(a) All domestic water lines extended to piers and marine-related facilities shall be protected by approved backflow prevention systems.

(b) Every marina with more than ten slips, or with more than 200 linear feet of mooring at bulkheads or piers, shall provide an approved dump station for sanitary sewage. Approved dump stations shall include mobile facilities.

(c) Marinas shall adhere to all federal regulations regarding disposal of sanitary sewage. (Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-270. Electrical service.

(a) All electrical panels, disconnects, service meters, transformers, motors and similar equipment shall be placed above the base flood elevation (BFE). All such gear shall be readily accessible. All over-water facilities shall be provided with a readily accessible means of disconnect at the landward end.

(b) No overhead suspended conductors will be permitted over any slip or any channel or other waters accessible by boat.

(c) Electrical service shall meet all adopted electrical codes.
(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-271. Streets and drives.

Streets and drives to marinas shall comply with requirements of the design standards. New or extended closed ended street and drives shall conform to the city's cul-de-sac regulations.
(Ord. No. 2010-15, § 2, 9-7-2010)

Secs. 80-272—80-295. Reserved.

**ARTICLE IV. REVIEW AND
ENFORCEMENT**

Sec. 80-296. Criminal enforcement.

A violation of any of the provisions of this chapter shall be unlawful and shall constitute a misdemeanor. Each day that a violation continues shall constitute a distinct and separate violation. Any criminal violation of this chapter shall be fined in an amount not to exceed \$2,000.00 per offense. Nothing in this section of the chapter shall limit in any manner the authority of the city to seek any injunctive or other civil relief remedies available under the laws of the state.
(Ord. No. 2010-15, § 2, 9-7-2010)

Sec. 80-297. Civil remedies.

If any building, structure, or land is used, constructed, maintained, repaired, or altered, or any development is undertaken in violation of this chapter, the city may institute any appropriate action to prevent, restrain, correct, or abate the violation as authorized by V.T.C.A., Local Government Code § 54.012 or other laws of the state.
(Ord. No. 2010-15, § 2, 9-7-2010)

FOR AMENDING PLATS ONLY

(7) Seabrook's certification

This is to certify that the City of Seabrook, Texas has approved this plat and subdivision of (name of subdivision) _____ as shown herein, and ordered said plat be filed on record in the office of the county clerk of Harris County, Texas this ____ day of _____, _____.

Robin Hicks, City Secretary

Sean Landis, Director of Planning & Community Development.